

165.A

Map

0007

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 597,900 /

USE VALUE: 597,900 /

ASSESSed: 597,900 /

Total Card /

Total Parcel

597,900

597,900

597,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10 -12		RICHARDSON AVE, ARLINGTON

Unit #: 2

Owner 1: ARENBERG JULIE

Owner 2:

Owner 3:

Street 1: 12 RICHARDSON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

OWNERSHIP

Owner 1: BREWER JOHN & -

Owner 2: GOEING ANJA-SILVIA -

Street 1: 10-12 RICHARDSON AVE UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

PREVIOUS OWNER

Owner 1: BREWER JOHN & -

Owner 2: GOEING ANJA-SILVIA -

Street 1: 10-12 RICHARDSON AVE UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 2105 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7774												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	595,100	2,800		597,900
Total Card	0.000	595,100	2,800		597,900
Total Parcel	0.000	595,100	2,800		597,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	284.04	/Parcel:	284.04

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	595,100	2800	.		597,900		Year end	12/23/2021
2021	102	FV	577,600	2800	.		580,400		Year End Roll	12/10/2020
2020	102	FV	568,900	2800	.		571,700	571,700	Year End Roll	12/18/2019
2019	102	FV	587,700	2800	.		590,500	590,500	Year End Roll	1/3/2019
2018	102	FV	519,800	2800	.		522,600	522,600	Year End Roll	12/20/2017
2017	102	FV	474,000	2800	.		476,800	476,800	Year End Roll	1/3/2017
2016	102	FV	451,400	2800	.		454,200	454,200	Year End	1/4/2016
2015	102	FV	417,200	2800	.		420,000	420,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BREWER JOHN &	71781-322	2	10/23/2018		603,500	No	No		
CHOI HYUN GOO	66232-555		10/15/2015		522,500	No	No		
TARANTINO MICHA	47207-521		3/31/2006		399,900	No	No		
TARANTINO MICHA	45724-522		7/28/2005	Family		No	No		M DEED

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BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2019	155	Insulate	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2021	USPS	MM	Mary M
9/2/2021	USPS	MM	Mary M
5/1/2019	SQ Returned	MM	Mary M
9/20/2018	Measured	DGM	D Mann
3/7/2016	Sales Review	PT	Paul T
4/4/2006	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

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